

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Houston

State: TX

PJ's Total HOME Allocation Received: \$204,513,324

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:			PJs in State: 39				
% of Funds Committed	89.28 %	89.59 %	18	91.92 %	29	32	
% of Funds Disbursed	73.27 %	81.15 %	33	82.65 %	5	12	
Leveraging Ratio for Rental Activities	3.36	4.09	12	4.67	36	40	
% of Completed Rental Disbursements to All Rental Commitments***	67.22 %	81.36 %	30	81.09 %	13	14	
% of Completed CHDO Disbursements to All CHDO Reservations***	33.31 %	57.58 %	33	68.72 %	9	8	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	58.47 %	71.24 %	30	79.93 %	2	9	
% of 0-30% AMI Renters to All Renters***	23.03 %	37.12 %	27	44.94 %	5	15	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.60 %	96.86 %	27	94.87 %	40	35	
Overall Ranking:			In State: 27 / 39		Nationally: 4 13		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$12,494	\$13,977		\$25,717	3,443 Units	27.80 %	
Homebuyer Unit	\$7,078	\$9,595		\$14,669	8,684 Units	70.20 %	
Homeowner-Rehab Unit	\$35,424	\$30,352		\$20,391	244 Units	2.00 %	
TBRA Unit	\$0	\$3,620		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Houston TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$37,474	\$45,889	\$35,353
\$51,432	\$59,294	\$33,008
\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	6.7	5.3	9.4	0.0	Single/Non-Elderly:	28.7	12.3	13.5	0.0
Black/African American:	44.6	28.1	71.3	0.0	Elderly:	12.4	0.6	75.8	0.0
Asian:	0.1	1.5	0.0	0.0	Related/Single Parent:	29.5	34.2	4.5	0.0
American Indian/Alaska Native:	0.3	0.8	0.0	0.0	Related/Two Parent:	25.5	51.0	6.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.8	1.9	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.1	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.2	0.8	0.0	0.0					
Asian/Pacific Islander:	0.2	3.0	0.0	0.0					
ETHNICITY:									
Hispanic	47.8	60.2	19.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.5	12.8	54.1	0.0	Section 8:	20.5	0.0 [#]		
2 Persons:	24.6	16.1	24.2	0.0	HOME TBRA:	12.6			
3 Persons:	20.9	22.6	9.4	0.0	Other:	6.0			
4 Persons:	16.3	24.9	6.1	0.0	No Assistance:	60.9			
5 Persons:	4.9	14.8	3.7	0.0					
6 Persons:	2.0	6.0	1.2	0.0					
7 Persons:	0.3	2.0	0.8	0.0					
8 or more Persons:	0.5	0.8	0.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				16

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Houston

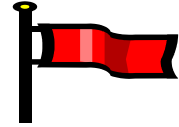
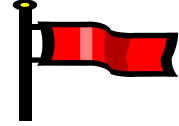
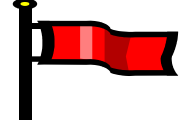
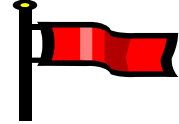
State: TX

Group Rank: 4
(Percentile)

State Rank: 27 / 39 PJs

Overall Rank: 13
(Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	67.22	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	33.31	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	58.47	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	96.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	4.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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